

010.0

Map

0003

Block

0009.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,250,500 /

USE VALUE: 1,250,500 /

ASSESSED: 1,250,500 /

Total Card /

Total Parcel

1,250,500

1,250,500

1,250,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22 -24	AVON PL,	ARLINGTON

OWNERSHIP

Owner 1:	SAYIGH SOPHIA E/ TRUSTEE			
Owner 2:	SOPHIA E SAYIGH TRUST			
Owner 3:	SLADKEY NADIA S & THOMAS PATR			
Street 1:	24 AVON PLACE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	SAYIGH SOPHIA E -		
Owner 2:	-		
Street 1:	24 AVON PLACE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as Tax Family with a Multi- TnHs Building built about 1903, having primarily Wood Shingle Exterior and 3789 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7088		Sq. Ft.	Site		0	80.	0.89	1									506,112						506,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7088.000	739,300	5,100	506,100	1,250,500
Total Card	0.163	739,300	5,100	506,100	1,250,500
Total Parcel	0.163	739,300	5,100	506,100	1,250,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	330.04	/Parcel:	330.04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	739,300	5100	7,088.	506,100	1,250,500		Year end	12/23/2021
2021	104	FV	699,400	5100	7,088.	506,100	1,210,600		Year End Roll	12/10/2020
2020	104	FV	699,300	5100	7,088.	506,100	1,210,500	1,210,500	Year End Roll	12/18/2019
2019	104	FV	605,400	5100	7,088.	537,700	1,148,200	1,148,200	Year End Roll	1/3/2019
2018	104	FV	605,300	5100	7,088.	392,200	1,002,600	1,002,600	Year End Roll	12/20/2017
2017	104	FV	567,200	5100	7,088.	341,600	913,900	913,900	Year End Roll	1/3/2017
2016	104	FV	567,200	5100	7,088.	291,000	863,300	863,300	Year End	1/4/2016
2015	104	FV	471,800	5100	7,088.	284,700	761,600	761,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAYIGH SOPHIA E	79054-497	1	11/2/2021	Family	700,000	No	No		Sophia E Sayigh Trust 4/10 interest
SLADKEY J RICHA	76616-49	1	1/5/2021	Estate/Div		No	No		
SLADKEY J RICHA	63575-208		5/5/2014	Family	268,500	No	No		
WELCH MARY C	27192-430		4/7/1997		307,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAYIGH SOPHIA E	79054-497	1	11/2/2021	Family	700,000	No	No		Sophia E Sayigh Trust 4/10 interest
SLADKEY J RICHA	76616-49	1	1/5/2021	Estate/Div		No	No		
SLADKEY J RICHA	63575-208		5/5/2014	Family	268,500	No	No		
WELCH MARY C	27192-430		4/7/1997		307,000	No	No	Y	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAYIGH SOPHIA E	79054-497	1	11/2/2021	Family	700,000	No	No		Sophia E Sayigh Trust 4/10 interest
SLADKEY J RICHA	76616-49	1	1/5/2021	Estate/Div		No	No		
SLADKEY J RICHA	63575-208		5/5/2014	Family	268,500	No	No		
WELCH MARY C	27192-430		4/7/1997		307,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2017	1558	Solar Pa	2,000	C				
11/1/2017	1449	Re-Roof	24,695	C				
12/19/2016	2184	Redo Bat	25,000	O				
2/18/2014	123	Redo Kit	37,380	O				
10/14/1997	612		12,000					REM/KIT/PANTRY/BAT

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	MEAS&NOTICE	KB	Kevin B
11/12/2015	SQ Returned	MM	Mary M
2/4/2009	Meas/Inspect	189	PATRIOT
9/28/1999	Meas/Inspect	243	PATRIOT
11/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

